

Planning Board Meeting Minutes  
October 8, 2015

**Board Present:** Maria Pease, Laura Curtis, Glenn Taylor, Dale Flint and John Mountainland.\

**Also Present:** Grant Watmough, Gerald Brooks, Ethan Evangelos and Scott Bendtsen.

1. **Call Meeting to order:** by Chair at 6:30PM.
2. **Accept Minutes of 8/20/2015:** Motion Laura Curtis to accept minutes as written. Seconded John Mountainland. Unanimous.
3. **Preliminary (pre-application) Site Plan Review for Threshers Brewing Co. to be at 24 Mic Mac Lane. Map 6 Lot 6-2 property owned by Katherine Lunt:**

Applicant gave brief overview of project. Our plan is to brew beer under that facility and offer a tasting room with food eventually if possible.

Chair: but that is not part of this application.

CEO: the brewery is and with the brewery goes a tasting room.

Chair: he mentioned food but were not permitting a restaurant at this point, that would be a Change of use.

CEO: Everything I have put forward is about the brewery with the tasting ability. If you're really talking about a restaurant we have a problem and I'll tell you what it is. It's the holding Tank. A Restaurant has to have gallons per day flow per seat and if you are talking about Customers coming in you'll have to address a septic system. I would advise you to take this One step at a time.

Chair: I just wanted to stop once I heard food. It's a whole different ball of wax I wanted to make you aware of it so; let's talk about beer brewery and tasting room. For this application we have to go through Site Plan Review. These are all the things we need from you. The Board went through Site Plan Review with applicant waiving the following four items:

**Motion** Laura Curtis to waive item #6 (existing soil conditions) Seconded Dale Flint.

Unanimous. Chair noted for the record this is something we have waived in the past.

**Motion** Laura Curtis to waive item #7. (location of proposed public utilities). Seconded Glenn Taylor. Unanimous.

**Motion** Glenn Taylor to waive item #9. (fencing, screening or landscape work) Chair asks they Indicate on drawing proposed beer garden area. Seconded Laura Curtis. Unanimous.

**Motion** Glenn Taylor to waive item #11. (updated survey by licensed Maine surveyor or engineer).Seconded Laura Curtis. Unanimous.

CEO: because they are not the owners of the property we needed the owner's permission in writing and we have that.

Chair: this is an allowed use in an existing structure with low impact.

**Motion Dale Flint to recognize Application as complete. Seconded by Laura Curtis  
Indicating waived item: #6, #7, #9, and #11. Unanimous.**

4. **Adjourn:** Motion Glenn Taylor to adjourn at 7:30PM. Seconded Laura Curtis.  
Unanimous.

These minutes were approved on November 19, 2015 with the following amendments.